150.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	961,200 / 961,200
					USE VALUE:	961,200 / 961,200
					ASSESSED:	961,200 / 961,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOLF STANLEY F	
Owner 2:	WOLF JULIET A FUHRMAN	
Owner 3:		
Street 1:	52 GRAND VIEW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	WOLF STANLEY F--ETAL -
Owner 2:	WOLF JULIET A FUHRMAN -
Street 1:	52 GRANDVIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,677 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2578 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8677.000	416,200	800	544,200	961,200
Total Card	0.199	416,200	800	544,200	961,200
Total Parcel	0.199	416,200	800	544,200	961,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.85 | /Parcel: 372.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 99583
GIS Ref:
GIS Ref:
Insp Date: 05/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	416,300	800	8,677.	544,200	961,300	961,300	Year End Roll	12/18/2019
2019	101	FV	318,200	800	8,677.	510,200	829,200	829,200	Year End Roll	1/3/2019
2018	101	FV	318,800	0	8,677.	421,800	740,600	740,600	Year End Roll	12/20/2017
2017	101	FV	318,800	0	8,677.	387,800	706,600	706,600	Year End Roll	1/3/2017
2016	101	FV	318,800	0	8,677.	353,800	672,600	672,600	Year End	1/4/2016
2015	101	FV	311,400	0	8,677.	347,000	658,400	658,400	Year End Roll	12/11/2014
2014	101	FV	311,400	0	8,677.	322,500	633,900	633,900	Year End Roll	12/16/2013
2013	101	FV	311,400	0	8,677.	306,800	618,200	618,200		12/13/2012

!11797!

PRINT

Date	Time
12/11/20	01:55:56

LAST REV

Date	Time
06/15/18	11:39:45

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11797

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOLF STANLEY F-	55206-339		8/20/2010	Convenience	1	No	No		
	17890-59		2/1/1987		230,000	No	No		N

USER DEFINED

Prior Id # 1:	99583
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2007	125	New Wind	15,135	C		G8	GR FY08	
11/26/2001	2	Addition	60,000	C				ADD 14X17 2ND FLO
5/14/1996	175	Manual	2,000					REPLACE SILL/MOULD
4/22/1996	128	Manual	2,300					REROOF
3/2/1992	53		20,000					8X12 ADDITION REAR

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	Inspected	CC	Chris C
5/3/2018	MEAS&NOTICE	BS	Barbara S
3/13/2009	Inspected	372	PATRIOT
1/15/2009	Measured	336	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
1/8/2000	Inspected	197	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8677		Sq. Ft.	Site		0	80.	0.78	9									544,249						544,200	

Total AC/HA: 0.19920 | Total SF/SM: 8677 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 544,249 | Spl Credit | Total: 544,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14575064
Const Adj.:	0.98990101
Adj $ / SQ:	141.772
Other Features:	99000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511257
Depreciation:	95094
Depreciated Total:	416163

COMMENTS

641-4132.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

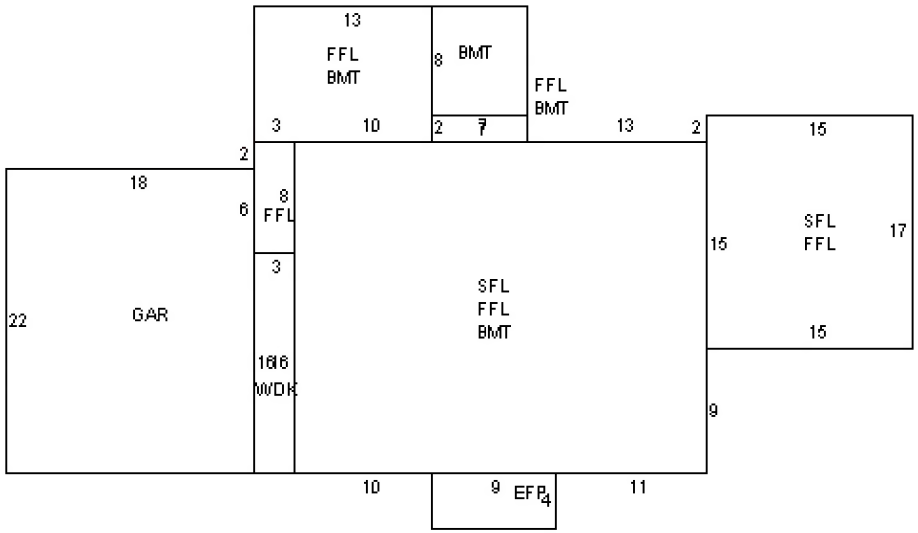
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.95
Special Features:	0	Val/Su Net:	118.31
Final Total:	416200	Val/Su SzAd	196.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,143	141.770	162,046
SFL	Second Floor	975	141.770	138,228
BMT	Basement	920	58.480	53,803
GAR	Garage	396	21.100	8,355
WDK	Deck	48	15.840	760
EFP	Enclos Porch	36	71.870	2,587
	Net Sketched Area:	3,518	Total:	365,779
Size Ad	2118	Gross Are	3518	FinArea 2578

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X15	A	AV	2010	4.17	T	7.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800